

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 257 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-631

Current Owner Name: DALY HOUSE LLC

Parent Parcel(s):

Current Owner Address: 4841 E MEADOWS DR; PARK CITY, UT 84098-5922

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 73 (MILLSITE RES) LOT: 34S 21 T 2S R 4E BEG AT THE SE'LY COR OF THAT CERTAIN TRACT OF LAND CONVEYED BY QCD RECORDED 9/22/95 AS ENTRY #437879 BK 909-604 OF THE OFFICIAL RECORDS SD PT BEING W 1101.96 FT & S 1518.74 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM; TH S 69*57'00" E 92.970 FT; TH N 18*00'00" E 51.595 FT; TH N 66*16'00" W 88.495 FT; TH S 22*52'00" W 57.316 FT TO THE PT OF BEG CONT 0.11 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" Cottage or "T" Cottage

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Number of associated outbuildings and/or structures: accessory building(s), # __1__; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Wood picket fence, corrugated metal detached garage

Foundation: Not visible and therefore its material cannot be verified

Walls: Undetermined siding material- possible wood or aluminum (unable to verify by photo alone)

Roof: Metal

Windows: Aluminum sliding- unable to verify all window materials based on photo alone

Improvements:

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Form in general has remained intact from tax photo appearance. Material variations and adjustments are found in 1995 and 2006 photos indicating a change in siding material (both vertical and horizontal siding boards), window sizes, door styles, and roofing material. Appears that an addition to structure was made on far left of front elevation based on 2006 photo. Evident skylight has been added in 1995 photo as well. Unable to fully describe alterations as photos do not permit full visual of structure.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. Steep hilly slope rises directly behind property line. Neighboring properties are more or less similar in scale and stylistic appearance. Structure is recessed from front property line several feet back. Placement of garage structure is evident even in early tax photo. Garage face sits adjacent to where property line meets the city roadway (in front of house) and separates property boarder further with an untreated wood picket fence. Planted and naturally occurring shrubs and plants are scattered throughout property landscape.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define this as a typical Park City mining era home- the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: Accessory building. Camera facing east, 2006.

Photo No. 3: West elevation. Camera facing east, 1995.

Photo No. 4: West elevation. Camera facing east, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>484</u>	\$	\$ <u>1170</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 3 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone <u>49 x 2 x 1.00</u> Conc. <u>✓</u> None <u>✓</u>		<u>98</u>
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>SHG. + TIN</u>		<u>7</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>104 @ .50</u>	<u>52</u>	
Rear _____ @ _____		
Cellar—Basmt— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>215</u>	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors _____ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>WOOD. LINED.</u>		<u>75</u>
Total Additions and Deductions.	<u>297</u>	<u>180</u>
Net Additions or Deductions		<u>1170</u>

Net Additions or Deductions 180 \$ + 117

SQUARE NAILS. Est. REPRODUCTION VALUE \$ 1287
 Age 65 Yrs. by { Owner
 Tenant
 Neighbors
 Records } Depr. 1-2-3-4-5-6 70/30 % \$
 Reproduction Val. Minus Depr. \$ 386

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars 1 Walls TIN Out Bldgs. _____ \$
 Roof TIN Size 10 x 18 Age 20 _____ \$
 Floor WOOD Cost 105/40 Depreciated Value Garage \$ 42

Remarks _____ Total Building Value _____ \$

Appraised Oct. 194 9 By CHO & AJ.

Serial No. PC 631

Location 32nd House E Side Empire Canyon
 Kind of Bldg. RES St. No. 257 Daly Ave
 Class 32 Type 1 2 3 4 Cost \$ 1268 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		484		\$ 1268
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>		
Roof Type <u>Gable</u> Mtl. <u>Alum + TP</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>104° @ 60</u>	62	
Rear <u>—</u> @ <u>—</u>		
Porch <u>—</u> @ <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>Dirt</u>	50	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing	350	
		Class <u>1</u> Tub <u>—</u> Trays <u>—</u>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
Dishwasher <u>—</u> Garbage Disp. <u>—</u>		
Built-in-Appliances <u>—</u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Total Additions	462	

Year Built <u>—</u>	Avg. Age <u>74</u>	Current Value	\$ 1730
Inf. by <u>Owner - Tenant -</u> <u>Neighbor - Record - Est.</u>	Remodel Year <u>—</u> Est.-Cost <u>—</u>	Commission Adj. <u>—</u> %	
		Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 %	
		Current Value Minus Depr.	\$
Garage—Class <u>1</u> Depr. 2% <u>3%</u>	Carport—Factor <u>—</u>		
Cars <u>1</u> Floor <u>Wood</u> Walls <u>TIN</u> Roof <u>TIN</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>1929</u> Cost <u>123</u> x <u>30</u> %			37
Other <u>—</u>			
		Total Building Value	\$

Appraised 5-12-58 By 1302

DC 631
Serial Number

.....OF.....
Card Number

Owners Name Nicholas Naglich
Location No land
Kind of Bldg. Rw St. No. 253 Daly ave
Class 2 Type 1 2 3 4. Cost \$ 1758 X 101 %

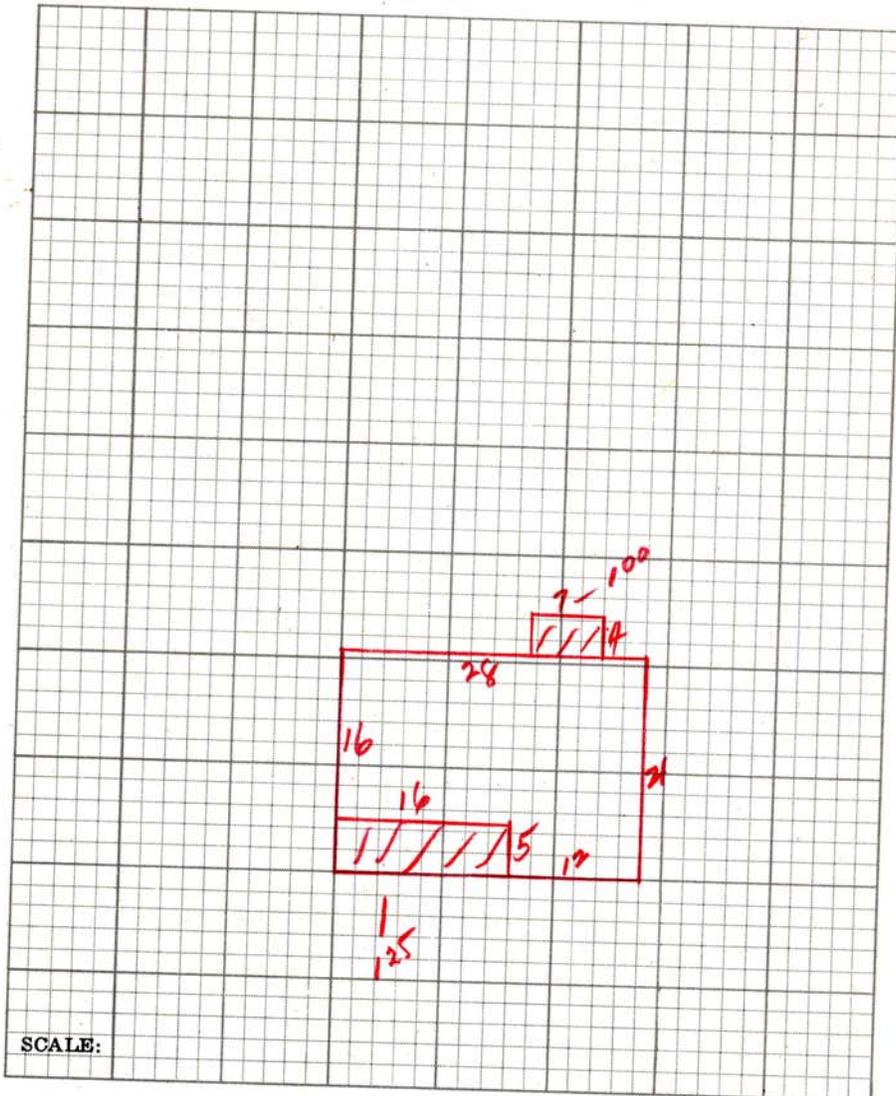
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	508		\$ 1776	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.
Description of Buildings

Description of Buildings	Additions	Additions
Foundation—Stone <u> </u> Conc. <u> </u> Sills <u>✓</u>		
Ext. Walls <u>align front from sides & I Row</u>		
Roof Type <u>Shale</u> Mtl. <u>metal</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med <u> </u> Large <u> </u>		
Porches—Front <u> </u>	80 @ 125	100
Rear <u> </u>	28 @ 100	28
Porch <u> </u>	@	
Planters <u> </u>	@	
Ext. Base. Entry <u> </u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u> </u> Floor <u>dirt</u>		40
Bsmt. Gar. <u> </u>		
Basement-Apt. <u> </u> Rms. <u> </u> Fin. Rms. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u> </u>	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>	
	Dishwasher <u> </u> Garbage Disp. <u> </u>	
Heat—Stove <u> </u> H.A. <u> </u> <u>FA</u> HW <u> </u> Stkr <u> </u> Elec. <u> </u>		
Oil <u>Gas</u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		276
Air Cond. — Full <u> </u> Zone <u> </u>		
Finish—Fir. <u>✓</u> Hd. Wd. <u> </u> Panel <u> </u>		
Floor—Fir. <u>✓</u> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u>✓</u> Mantels <u> </u>		
Tile—Walls <u> </u> Wainscot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u>1</u> S. <u>H</u>		60
Awnings — Metal <u> </u> Fiberglass <u> </u>		

Total Additions			1054
Year Built <u>1884</u>	Avg. <u>11903</u>	Replacement Cost	2830
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>Storage</u>			73
Total Building Value		\$	

Appraised ① 11-6 19 68 By 1333 NOV 26 1968
Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
Garage — Class <u>1</u> Depr. 2% @ <u>3%</u>								
Cars <u>1</u> Floor <u>Wood</u> Walls <u>CI</u> Roof <u>CI</u> Doors <u>1</u>								
Size <u>10</u> x <u>20</u> Age <u>1929</u> Cost <u>243</u> x 47%								
1940 Base Cost <u>114</u> x <u>30</u> % Depr. 30 <u>73</u>								
								Total

REMARKS **Average Year of Construction Computation:**
 Year 1884 $\$ \frac{2494}{88} = 28.34\%$ x 70 Year = 6160
 Year 1924 $\$ \frac{336}{12} = 28\%$ x 1 Year = 12
Average Year of Construction 6172

1963
 62
 1905







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